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February 6-8, Friday & Saturday, 9am-3pm; Sunday, 9am-12pm. 4504 S. Van Marter Road, Spokane Valley 99206. An estate sale for all Ammo Hobbyists! A plethora of relaoading ammo supplies & so much more! See pages 2-4 for more information on this sale!

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ESTATE SALE BY SPOKANE ESTATE SALES
Thursday & Friday, February 5 & 6, 10am-4pm. 730 N. Columbus, Spokane in the Gonzaga area. $5 gold coins, silver coins, sterling, front load washer/ dryer with pedestals, dressers, Heisey glass, oil lamps, books, men's & women's clothing, team signed Gonzaga posters, dolls, Victrola, kitchenware, occasional tables, rugs, middle eastern rugs, curio cabinets, cigar store Indian, artwork, metal shelving, recliners, lamps, refrigerators, flat top oven, china hutch, dining table & chair sets, farm table, antique railroad signal arm, beds, lawnmowers, couch, scaffold, books on tape, lots of miscellaneous! www.Spokane-Estate-Sales.com

RELIC ESTATE COMPANY SALE
Friday & Saturday, February 6 & 7, 9am-3pm; Sunday, February 8, 9am-12pm. 4504 S. Van Marter Road, Spokane Valley 99206. Numbers will be handed out for entrance at 8am, Friday only, for the 9am opening time at the address provided, with limited entrance at beginning of sale. We accept most credit cards, debit cards, Google Pay, Cash App, we do not accept Venmo or Checks. Reloading presses, single reloading press, scales, brass, buffer, primers, wads, dispensers, hulls shot, lead, sealers, wooden reloading trays, vertical rack, priming tools, wax melter, metal gong, tumbler, casting moulds, cleaning vises, archery, ammo, ear protection, locks, targets, air compressor, belt grinder, bench grinder, mini fridge, car ramps, jack stands, gas cans, ladders, wheel barrow, snowblower, electric chain saws, adjustable pull up tower, Goodyear rolling adjustable mechanic's stool, small heavy duty utility trailer, stainless steel Kenmore fridge/freezer, Kenmore upright freezer, washer, gas dryer, Bissel carpet cleaner, vacuums, camcorder, Pentax 10×42 DCF binoculars, Bushnell, pool table, Harley Davidson collection, Harley Davidson vintage tshirts, signed oil paintings, art work, Christmas decor, vintage wooden boxes, vintage projectors, vintage reel to reel's, leather working tools, lighted curio cabinet, stereo systems, roll top desk, curved TV, vintage wrapping paper, sewing supplies, books, antique chairs & tables, antique telescopes, Red Ryder & Daisy, over stuffed chair & ottoman, crystal glassware, vases, wooden rocking chair, jewelry, oil lamps, vintage quilt, CD's, Blue-Ray, DVDs, Lord of the Rings collection, lamps, safe, twin size wooden frame, bar stools, camera lenses, new Coleman stove, heaters, shop vac, vintage CorningWare, vintage yard sticks, vintage treadle sewing machine, MCM wax fowl, surround sound system, vintage snowboards! So much more to see!

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We are still having our live auction the second Friday of each month, so mark your calendars for Friday, February 13 & every other week our auctions will be online, check the details out here, PremierAuctionCenter.HiBid.com For information & pictures on our live auction, go to our regular website: www.PremierAuctionCenter.com

BUYING ESTATE CONTENTS
www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

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SALES & AUCTION INDEX

SALES & EVENTS

Feb. 6 & 7, 9am-3pm, Feb. 8 9am-12pm	Relic Estate Company Sale	4504 S. Van Marter Road, Spokane Valley
Feb. 5 & 6, 9am-3pm	The Owens Gallery Estate Sale	1514 S. Flint Rd, Airway Heights
Feb. 6 & 7, 8am-5pm	OCD Estate Sale	2415 N. Myrtle St, Spokane
Feb. 5 & 6, 10am-4pm	Estate Sale by Spokane Estate Sales	730 N. Columbus, Spokane

AUCTIONS

Feb. 7, 10am	Spokane	Public Auction/Lien Sale Spokane Mini warehouse	4503 E. Trent
Feb. 7, 1pm	Clarkston	TKT Towing	1330 Bridge St.
Feb. 10, 11am	Chelan	Wrecked & Abandoned Vehicle Sale Rowe's Towing	620 E. Iowa
Feb. 11, 12pm	Spokane	Nelson's Towing Auction	808 E. Houston Avenue
Feb. 12, 12pm	Okanogan	Randy's Towing	2135 Elmway, Okanogan
Feb. 13, Begins 1pm	Online	Annual Northwest Potato & Onion Equipment Auction	www.BookerAuction.co
Feb. 14, 10am	Wenatchee	Timberline Towing & Recovery LLC	3518 US Highway 97A, Suite B
Feb. 25, online	Online	J Stout Auction	www.JStoutAuction.com
Feb. 28, 9am	Odessa	16th Annual Odessa Fire Dept. Farm Equipment Auction	108 E. Railroad Ave. N

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the Exchange

Call: **509-922-3456 or 800-326-2223**
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GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

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Washer & dryer, good condition; beautiful loveseat & Davenport, nice set in good condition, free, come get them! 9' step ladder, exercise bike, upright freezer & many more miscellaneous items. Come by & check them out! Make us offers, everything must go! Call for address & more details, 509-993-9351 Spokane

INLAND NORTHWEST RAIL MUSEUM OPEN SATURDAYS ONLY
In January from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

NELSON'S TOWING AUCTION
Wednesday, February 11. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. 2010 Toyota Corolla, white; 1999 Mercury Grand Marquis, blue; 1978 JAMB 23/MMH, orange; 1999 Ford Taurus, silver; 1999 Buick Regal, white; 1997 Pontiac Sunfire, yellow; 1995 Jay Eagle 8, white; 2016 Ford Focus, gray; 2001 Buick Le Sabre, green; 2012 Ford Taurus, gray; 2000 Saturn SL, white

OCD ESTATE SALE
Friday, February 6 & Saturday, February 7, 8am-5pm. 2415 N Myrtle St, Spokane. This amazing sale is packed full of many treasures. Fishing poles, lures, tackle boxes, you need it for fishing, we have it. Power tools, hand tools, antique tools, yard tools, vintage clothing, men's & women's of all sizes, lots of antiques, lots of vintage & collectibles, furniture, Tiffany style lamps, vintage holiday & Christmas decor, wooden desks, books, encyclopedias, cuckoo clocks, vintage toys, dishes, china, crystal, kick-knacks & upright freezer. This was a hoarder house with lots of treasures to be found

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Shop now & get your Valentine a unique gift this year from Over The Moon Relics! We have items from classic horror to cupid chaos serving up love & a little mischief! Our newest arrivals have classic monsters, VW bugs in multiple sizes, action figures, and books about Spokane & artist Steve Hanks, or if you want to check on something- call us, we love getting your calls, new arrivals are happening all the time! Don't wait to get your gift, supplies are limited and we will be closed February 10 & 11. Our regular hours: closed Mondays; Tuesday-Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm; Sunday 1pm-4pm, or call if you need to make an appointment. 604 W. Garland Avenue, Spokane. 509-998-7660

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DON'T MISS IT! 16TH ANNUAL ODESSA FIRE DEPARTMENT FARM EQUIPMENT AUCTION

Sale Date: Saturday, February 28, 2026, 9am

INSPECTION: Friday, February 27, 8am-5pm
LOCATION: 108 E. Railroad Ave. N., Odessa WA, 99159 (by Rocky Coulee Brewery) watch for signs
FOR CONTACT INFO: Don 509-988-0433, Roger 509-988-0226, to see complete listing go to www.OFDauction.com
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Mac The Tool Guy, Mountain Goat rug, Great Northwest Venders Mall, discounted $20 Every week until sold, starts today at $240. Bear skin rug now $75

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IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, February 12, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2019 Utility Trailer Manufac Reefer Trailer, 1036873T, #1UYVS2538K2606041; 1994 Chevrolet Blazer, #1GNEK18K4RJ424582; 2012 Chevrolet Malibu, BTA4129, #1G1ZD5E03CF346202; 1993 Toyota Corolla, AAP6115, #JT2AE04E0P0044515

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3518 US Highway 97A, Suite B, Wenatchee, WA 98801. Auction Saturday, February 14, 2026. Viewing begins at 9am, and the auction starts at 10am. Vehicles to be auctioned: 2003 Buick Regal, 2016 Honda Civic, 2001 Kia Sportage, 2013 Honda Civic, 1994 Honda Accord, 1989 Ford F-250, 2002 Chevrolet Tracker, 2001 Chrysler PT Cruiser

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FRIDAY, FEBRUARY 6
Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Desert Rose Band**
North Side Eagles - *6410 N. Lidgerwood, Spokane*
Music & Dance 5pm-7pm by **Dan Chapman**
Music & Dance 7pm-10pm by **Into the Drift**

MONDAY, FEBRUARY 9
Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, FEBRUARY 10
VFW 1474 - *2902 E. Diamond, Spokane*
Music & Dance 5-7pm by **Bobby & Tommy**

WEDNESDAY, FEBRUARY 11
Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance by **Cover to Cover**
Deer Park Eagles - *12 W. South Ave., Deer Park*
Music & Dance 4:30pm-7pm by **Don Sellers**

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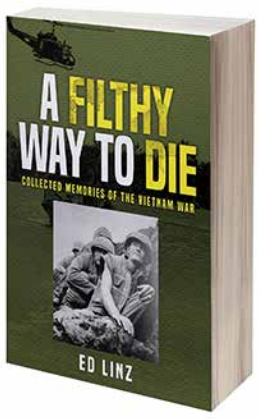

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ACROSS
1. Native American group of N. California
5. Geological times (Brit. sp.)
10. Tool to remove
12. Rods
14. One who renews
16. They precede C
18. Chatter incessantly
19. __ King Cole, musician
20. Insect parts
22. One from Utah
23. The world of the dead
25. Singer Redding
26. NBA legend Nelson
27. Indicates wrongly
28. Unhappy
30. Anger
31. Dark brown
33. Some are in kitchens
35. Made a mistake
37. Damp
38. Type of fuel
40. Actor Damon
41. What thespians do
42. One's mother
44. Disallow
45. Swiss river
48. A banana has one
50. Philippines lake and volcano are two
52. Relative biological effectiveness (abbr.)
53. Agave
55. Journalist Tarbell
56. One-time tech giant
57. Indicates upon
58. Intestinal bacteria
63. Loose sheaths around the spinal cord
65. It goes with nook
66. A fashion
67. Very eager to hear or see

DOWN
1. Witch
2. Utilize
3. Writing utensil
4. Where rockers go to work
5. Subsides
6. Consume
7. Greek mythological figures
8. California mountain town
9. Tin
10. Muse of lyric and love poetry
11. Animates anew
13. Humorous criticisms
15. Cool!
17. Worst
18. Wet dirt
21. Designed to be useful
23. Hebrew unit of liquid capacity
24. High schoolers' test
27. Computer device
29. Indian territory __ and Diu
32. A place to sleep
34. AI tool
35. Pass or go by
36. Indicates a purchase
39. A digital tape recording of sound
40. More (Spanish)
43. Disfigured
44. White (Spanish)
46. Church building
47. Georgia rockers
49. Type of surgery
51. Much __ about nothing
54. Make by braiding
59. Local area network
60. Unit of work or energy
61. Member of indigenous people of Thailand
62. Liquefied natural gas
64. Distance to top

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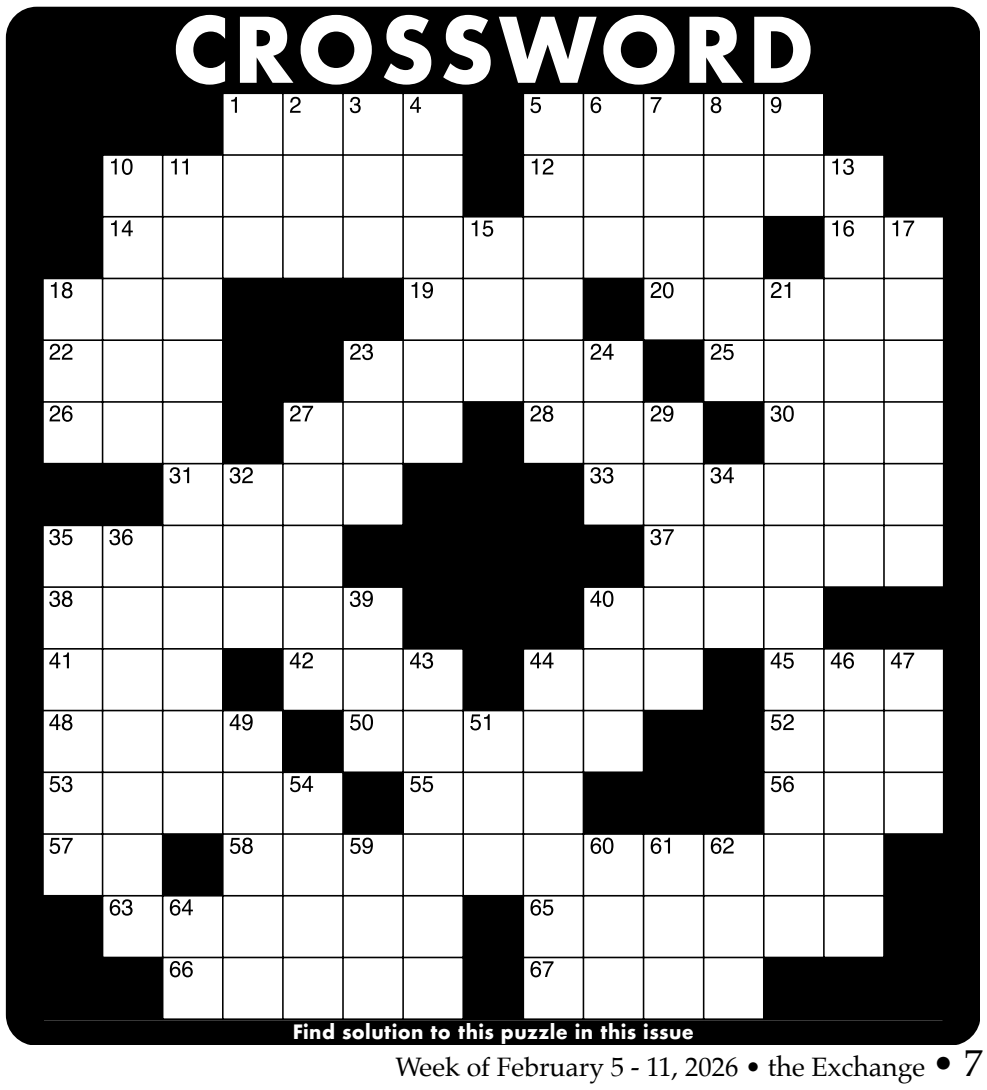

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SPOKANE VALLEY CITY COUNCIL | TUESDAY, FEBRUARY 3, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with an invocation, the pledge of allegiance and approval of the following amended meeting agenda.

General Public Comments

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

ACTION ITEMS

#1 – Broadlinc PDA Interlocal Agreement (ILA)

An administrative report was provided to Council on this topic at the Jan. 13, 2026, meeting. Broadlinc, the Spokane Regional Broadband Development Authority, was established in 2022 by Spokane County Commissioners for the purpose of coordination of local governments, tribes, public and private organizations, non-profit organizations and utilities for the development of strategies and plans to develop broadband infrastructure to underserved areas of Spokane County. Broadlinc is seeking to enter into an ILA with the COSV to allow partnering opportunities within the City Limits for expansion of fiber infrastructure that can mutually support the COSV ITS Master Plan and Broadlinc goals. Approval of the ILA also provides opportunity to add representation from the City of Spokane Valley on the Broadlinc Board.

A motion to authorize the City Manager, or designee, to enter into the attached ILA with Broadlinc passed with 6 votes in favor and 1 vote against.

A motion to authorize the Mayor to appoint Councilmember Ben Wick to serve on the Broadlinc Board in 2026 and Councilmember Michael Kelly to serve as the alternate passed unanimously.

#2 – Bid Award: South Barker Corridor, Appleway Avenue to Sprague Avenue, CIP#351

Council has received information on this project multiple times since 2024 and on June, 17 2025, the Council passed Resolution 25-012 adopting the 2026-2031 Transportation Improvement Program, which included this project. This project reconstructs Barker Road from Appleway Avenue to Sprague Avenue, including widening the road to three lanes, to five lanes where the road approaches the Appleway Avenue intersection, adding bike lanes and sidewalks to both sides, and stormwater improvements.

Staff outlined the bidding process and reported that eleven bids were received. The lowest, responsive and responsible bidder is Selland Construction, Inc., with a bid of $1,319,735, approximately 33% lower than the engineer's estimate. The bid tabulation was provided in the Council packet.

A motion to award the South Barker Corridor, Appleway Avenue to Sprague Avenue project to Selland Construction, Inc. in the amount of $1,319,735 and authorize the City Manager to finalize and execute the construction contract passed with passed with unanimously.

A motion to amend the agenda to add items 2A and 2B passed with 6 votes in favor and 1 vote against.

#2A – Motion Consideration of Emergency Interim Ordinance #26-002 Prohibiting Battery Energy Storage Systems Within the City

Battery Energy Storage Systems (or BESS) are an emerging type of energy storage technology that use groups of large, rechargeable batteries to store electrical energy for future use. BESS batteries are known to present significant risk of fire, explosions and release of toxic fumes. Because it is a new technology, the city's municipal code does not identify whether, where, or under what land use restrictions BESS facilities may be located within the city. The Council adopted the 365-day prohibition to give the City time to study the risks that BESS pose to communities, identify where BESS facilities can be safely located within the city, and develop local regulations to mitigate potential harmful effects. The City will conduct these studies over the course of the next several months and plans to adopt permanent regulations governing BESS by the end of 2026.

A motion to waive the 3-touch rule and adopt Interim Ordinance 26-002 Prohibiting Battery Energy Storage Systems within the City of Spokane Valley passed with 6 votes in favor and 1 vote against.

#2B – Motion Consideration of Emergency Interim Ordinance #26-004 Reclassifying Marijuana Retail Sales as Legal Nonconforming

According to the City's marijuana retail sales standards, only marijuana retail stores established before July 27, 2016, are permitted to operate within the City, and new retail sales are not permitted in any zoning district. Right now, Spokane Valley has three marijuana retail stores. While the City's code currently prohibits existing marijuana retail stores from moving to a new zone, retail stores may relocate within the zone they currently occupy, subject to buffer zones established by state law and City code.

A consensus statement written by experts from UW and WSU for the state legislature concluded that studies have consistently linked marijuana use to detrimental health outcomes, especially for teens and young adults.

Studies suggest that the closeness of marijuana businesses to neighborhoods is associated with more positive views on marijuana use and a higher likelihood of use by adolescents. To address health, safety and welfare concerns of vulnerable community members, the Emergency Interim Ordinance continues the ban on new marijuana retail stores and prohibits existing stores from relocating within the City until further study is conducted by staff and the Planning Commission.

This ordinance does not force any marijuana retailer to close its business with the City and establishes a work plan for the Planning Commission to receive testimony on the topic and ultimately make a recommendation regarding permanent regulations.

A motion to waive the 3-touch rule and adopt Emergency Interim Ordinance 26-004 establishing existing marijuana retail sales uses as legal nonconforming and other matters related thereto passed with 6 votes in favor and 1 vote against.

NON-ACTION ITEMS

#3 – Spokane Transit Authority (STA) Moving Forward Review and Connect 2035 Initiatives

STA Chief Financial Officer Robert Hamud and Chief Planning and Development Officer Emily Poole reported on the final implementation of projects from STA's 10-year strategic plan titled STA Moving Forward, which was funded by voters in 2016. They shared information on plans for the next decade through their Connect 2035 strategic plan.

#4 – Potential Grant Opportunities: Spokane County Housing and Community Development

Spokane County Housing and Community Development (HCD) recently released the 2026 Request for Proposal (RFP) to allocate federal, state and local funds. Homeless Services grants are intended to assist local governments and nonprofits to fund homeless crisis response systems and to support communities in ending homelessness. The Community Development Block Grant (CDBG) Program supports community development activities, primarily for people of low and moderate incomes. Staff shared information about the grant application process, amount of funds available, and noted that no local match is required.

In coordination with HCD staff, city staff identified two projects eligible for the grant funding:

1. Spokane Valley Homeless Outreach Program: Staff recommends applying for the Homeless Services grant to assist in partially covering the cost of this program and expansion of services.
2. Grace Sewer Project-Utility Connection Assistance Program: Spokane County is scheduled to begin installing sewer lines in 2026, eliminating septic systems in a Spokane Valley neighborhood west of Barker Road and south of Euclid Avenue, adjacent to the Spokane River. The estimated cost for homeowners is up to $25,000. Staff recommend applying for the CDBG Capital grant, to help cover sewer connection and installation costs for low-income residents in the Grace neighborhood.

The Council reached consensus for staff to return with a motion consideration authorizing the City Manager or designee to submit the recommended grant applications as discussed and proceed with executing contracts and carrying out the programs related to any resulting awards.

#5 – Potential Grant Opportunity: City Safety Program (CSP)

In October 2025, the Washington State Department of Transportation (WSDOT) issued a call for projects for the City Safety Program (CSP), designed to help alleviate fatal and series injury crashes. $30 million will be awarded stateside and no local match is required. Spokane Valley's most frequent crash types are Angle(t) and Hit Pedestrian. Staff described the characteristics and factors of both crash types. A preliminary list of proposed projects to reduce crashes includes:

1. Angle(T): Roundabout at Barker/Appleway
2. Hit Pedestrian: Arterial Crossings
   a. Appleway (Farr to University)
   b. Sprague (Pines to Sullivan)
   c. Barker (Mission to Garland)
   d. Parks/Cataldo Rectangular Rapid Flashing Beacon
   e. Sprague/Appleway at Coleman

The Council reached consensus to proceed with the evaluation of proposed projects, including developing of individual project scope and cost estimates. The proposed projects will be provided to Council for a motion consideration at the Feb. 17, 2026, meeting.

#6 – 2025 Year-in-Review Accomplishments Report

City Manager John Hohman presented a report outlining the city's significant accomplishments in 2025.

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

Stay Connected

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Information is available online at SpokaneValleyWA.gov. Sign up to receive email updates about the topics that matter to you most at SpokaneValleyWA.gov/SignUp or follow the city on social media.

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SPOKANE FORKLIFT IS HIRING EQUIPMENT TECHNICIANS
Must be experienced & familiar with heavy equipment, automotive, aircraft or diesel engines. Please send your resume to Ryan@SpokaneForklift.com or call 509-868-5962, Ext. 1

COTTONWOOD LIVESTOCK AUCTION IS HIRING!
We are seeking a reliable Yard Man/ Woman for our feed lot/ auction yard. You must be self-motivated, organized & have experience with livestock. Duties would include, but not limited to feed truck operating, handling livestock, maintaining & operating farm machinery: trucks, skid steers, loaders & general maintenance. We are located in Cottonwood, Idaho a small rural North Idaho community with close access to hunting, fishing & other recreational activities. Salary DOE & housing is available. www.CottonwoodLivestock.com For more information call 208-962-3284

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- Track weekly sales and continue to maintain and increase revenues
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Experience/ Skills:
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Hourly pay plus commission. Medical available after 3 months full time. Simple IRA plan after 1 year.
Job Type: Full-time, semi-flexible schedule
Pay: $40,000 - $65,000 per year

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LEGAL NOTICES

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In re the Matter of the Estate of: CRYSTL MURRAY-MILLS
Deceased.
Case No. 26-4-00097-32
NOTICE TO CREDITORS

Nicole M. Gerrard has been appointed as personal representative of the Estate of Crystl Murray-Mills, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Date of First Publication:
January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: ALVIN G. VANHORN,
Deceased.
CASE NO. 26-4-00143-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 1/29/2026
Administrator:
LAVONNE ARLENE VANHORN
Attorney for Administrators:
MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: January 27, 2026
Signed: MICHAEL J. BRESSON,
WSBA #27376
Attorney for Estate

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: DONALD DEAN WILSON,
Deceased.
CASE NO. 26-4-00197-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
February 5, 2026
Personal Representative:
SHERRY A. KLAUS
Attorney for Personal Representative: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: February 2, 2026.
Signed: MICHAEL J. BRESSON,
WSBA #27376
Attorney for Personal Representative

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: DARAVADEE PANYARACHUN MANN,
Deceased.
No. 26-4-00136-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

ALISA MANN has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: JANUARY 29, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of PAUL F. SANDS,
Deceased.
NO. 26400071-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 22, 2025.
/s/ NORM BARTLETT
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
NORM BARTLETT
West 720 Boone, Suite 200
Spokane, WA 99201

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In re the Matter of the Estate of: KIMBERLY ANNE O'DEA,
Deceased.
Case No. 26-4-00094-32
NOTICE TO CREDITORS

Corey J. O'Dea has been appointed as personal representative of the Estate of Kimberly Anne O'Dea, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Date of First Publication:
January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of: DORA A. MILLER,
Deceased.
No. 26-4-00186-32
NOTICE TO CREDITORS

The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Representative or on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred.
DATE OF FILING NOTICE TO CREDITORS with the Clerk of the Court: January 29, 2026
DATE OF FIRST PUBLICATION:
February 5, 2026
/s/ ROBERT MILLER
Personal Representative
Address: 15 Dogstreet Road
Keedysville, MD 21756
Dates of Publications: 2/5/2026, 2/12/26, 2/19/26

NOTICE TO CREDITORS
Estate of CHARLOTTE GUY
Deceased
SPOKANE COUNTY SUPERIOR COURT
CAUSE NO. 25-4-02248-32

The personal representative named below has been appointed as executrix of this estate. Any person having a claim against the decedent must present the claim in accordance with RCW 11.40.070 by serving or mailing a copy to the executrix at the address below and filing the original with the Spokane County Superior Court within four (4) months after the date of first publication of this notice or the claim will be barred.
Date of First Publication:
January 22, 2026
Executrix:
Becky Swenson
P.O. Box 219
Elmer City, WA 99124
Date of Publications: 1/22/26, 1/29/26, 2/5/26

SUPERIOR COURT, STATE OF WASHINGTON
COUNTY OF SPOKANE
In re the Matter of the Estate of:
NO. 26-4-00128-32
RONALD JOHN SCHALLER,
PROBATE NOTICE TO CREDITORS
Decedent.
(RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Name of Decedent: RONALD JOHN SCHALLER
Date of First Publication: January 29, 2026
Personal Representative: ERIC J. SCHALLER
Attorney for the Personal Representative: TERRY D. GOBEL, JD
Address for Mailing or Service:
GOBEL LAW OFFICE, PLLC
421 W. Riverside Avenue, Suite 908
Spokane, WA 99201
Court of Probate: Spokane Co. Superior Court
1116 W Broadway Ave, Rm 300
Spokane, WA 99260
Cause No. 26-4-00128-32
Dated: January 27, 2026.
/S/ Terry D. Gobel (WSBA #22988)
Attorney for Personal Representative

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Find solution to this puzzle in this issue

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
PATRICK FANNIN, an individual, Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
SUMMONS BY PUBLICATION

The State of Washington to the said UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Successors, Devisees, and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located at 811 E. 38th Ave., Spokane, Washington, and as described in the caption of this action.

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 8th day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of plaintiff Patrick Fannin, and serve a copy of your answer upon plaintiff Patrick Fannin, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This action seeks to quiet title and for ejectment regarding the real property described herein and in the caption of this action, and to determine the rights, title, and interests of any person claiming an interest in the property.

Address to Serve Plaintiff:
Patrick Fannin
1312 North Monroe
Spokane, Washington 99201
Dated this 6th day of January, 2026.
/s/ PATRICK K. FANNIN
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **Friday, February 13, 2026, at the hour of 10:00 o'clock a.m. at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99260, State of Washington,** sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Parcel A:
Lots 3 and 4, Block 70, amended plat of part of CENTRAL ADDITION to Spokane Falls, as per plat recorded In Volume "B" of Plats, Page 63;
Also, that vacated portion of Victoria Street (now Division Street) lying East of said lots and described as follows:
Beginning at the Northeast comer of said Lot 3;
Thence East along the extended North line of said Lot A, distance of 10 feet;
Thence South parallel with the East line of said Lots 3 and 4 to the extended South line of said Lot 4;
Thence West along said line to the Southeast comer of said Lot 4;
Thence North along the East line of said Lots 4 and 3 to the Place of Beginning;
Situate in the City of Spokane, County of Spokane, State of Washington,

Parcel B:
Lot 5, Block 70, amended plat of part of CENTRAL ADDITION to Spokane Falls, as per plat recorded In Volume "B" of Plats, Page 63;
And that portion of the vacated West 10 feet of Division Street adjacent to and abutting said lots on the East as vacated by ordinance no. 564 on April 1, 1891;
Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel C:
Lots 6 and 7, Block 70, amended plat of part of CENTRAL ADDITION TO Spokane Falls, according to plat recorded In Volume "B" of Plats, Page 63, in the City of Spokane; Spokane County, Washington;
Together with that portion of vacated 10 feet of street adjoining said lots on the East.

Parcel D:
Lot 8, Block 70, amended plat of part of CENTRAL ADDITION to Spokane Falls, according to plat recorded In Volume "B" of Plats, Page 63, in the City of Spokane, Spokane County,. Washington;
Together with that portion of vacated 10 feet of street adjoining said lots on the East.

Property Addresses:
1101 N. Division Street, Spokane, WA 99202
1039 N. Division Street, Spokane, WA 99202
1029 N. Division Street, Spokane, WA 99202
1023 N. Division Street, Spokane, WA 99202

Spokane County Tax Parcel ID Nos.: 35181.1402
35181.1403
35181.1404 and,
35181.1405

which is subject to that certain Deed of Trust dated April 28, 2025, and recorded April 29, 2025, under recording number 7412857, records of Spokane County, Washington, between CORNERSTONE EQUITIES, LLC, whose address is P.O. BOX 8262, SPOKANE, WA 99203, as "Grantor"; FORD & MORTENSEN, P.S., whose address is 320 S. SULLIVAN RD., SPOKANE, WA 99037 as "Trustee"; and, CRESCENT HEIGHTS CAPITAL, LLC, whose address is 427 W. SINTO, STE. 100, SPOKANE, WA 99201, as "Beneficiary".

II.

No action commenced by the Beneficiaries of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The default(s) for which this foreclosure is made is/are as follows:

Failure to pay when due the following amounts which are now in arrears:
The said Beneficiary alleges you are in default for failure to pay the following past due amounts, which are in arrears:
Accrued and Unpaid Monthly Payments: $96,470.28
(Six (6) monthly payments of $16,078.38)
Accrued and Unpaid Late Charges: $22,440.00
(Through November 10, 2025)
TOTAL ACCRUED AND UNPAID MONTHLY PAYMENTS AND LATE CHARGES: $118,910.28
3. OTHER CHARGES, COSTS AND FEES:
In addition to the amounts specified above, you are or may be obligated to pay the following charges incurred by the Beneficiaries:

a. Trustee's Sale Guarantee: $3,469.38
b. Service/posting Notice of Default: $120.00
c. Postage Notice of Default: $20.36
d. Postage Assignment of Rents: $31.24
e. Recording Appointment Successor Trustee: $302.00
e. Recording Notice of Trustee's Sale: $309.50
f. Service/posting Notice of Trustee's Sale (Est): $120.00
g. Postage Notice of Trustee's Sale (Est): $25.00
h. Publishing Notice of Trustee's Sale (Est): $1,000.00
i. Lender Foreclosure Fee: $1,000.00
j. Attorney fees: $2,700.00
Notice of Default: $600.00
Notice (Assignment of Rents): $400.00
Correspondence (Assignment of Rents): $300.00
Appointment Successor Trustee: $200.00
Notice of Foreclosure - $600.00
Notice of Trustee's Sale: $600.00
k. Forced-Place Insurance (Estimated): $1,500.00
l. Escrow Fees: $926.50

TOTAL CHARGES, COSTS AND FEES: $11,523.98
TOTAL ACCRUED AND UNPAID MONTHLY PAYMENTS, LATE CHARGES AND FEES: $130,403.02

IV.

The sum owing on the obligation secured by the Deed of Trust is principal of $900,000.00, together with accrued and unpaid interest and late charges as in the note or other instrument provided, from May 1, 2025, and such other costs and fees as are due under the note or other instrument secured, and/or as are provided by statute.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **February 13, 2026.** The default(s) referred to in paragraph III must be cured by **February 2, 2026** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **February 2, 2026,** (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 2, 2026, (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Name Address
CORNERSTONE EQUITIES, LLC
P.O. BOX 8262
ATTN: KEITH SCRIBNER, MEMBER SPOKANE, WA 99201
KEITH SCRIBNER, GUARANTOR
P.O. BOX 8262
SPOKANE, WA 99201

by both first class and certified mail on **September 10, 2025**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on **September 11, 2025**, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII.

The Trustee whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: November 10, 2025.

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

/s/ Kyle W. Nolte
Kyle W. Nolte, Trustee
Stamper Rubens, P.S.
720 West Boone, Suite 200
Spokane, WA 99201
(509) 326-4800

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
CAROLYN RUTH JONES,
Deceased.
CASE NO. 26-4-00142-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
1/29/2026
Personal Representative:
NANCY J. TUBBS
Attorney for Personal Representatives: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: January 26, 2026
Signed:
/s/ MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of
FRANK A. DAVI, SR.,
Deceased.
NO.26400163-32
NONPROBATE NOTICE TO CREDITORS RCW 11.42.030

The Notice Agent named below has elected to give notice to creditors of the above-named Decedent. As of the date of the filing of a copy of this Notice with the Court, the Notice Agent has no knowledge of any other person acting as Notice Agent or of the appointment of a Personal Representative of the Decedent's Estate in the State of Washington. According to the records of the Court as are available on the date of the filing of this Notice with the Court, a cause number regarding the decedent has not been issued to any other Notice Agent and a Personal Representative of the Decedent's Estate has not been appointed.

Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the Notice Agent or the Notice Agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Notice Agent served or mailed the Notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: January 29, 2026
The Notice Agent declares under penalty of perjury under the laws of the State of Washington on 22 day of January, 2026, at Spokane, Washington, that the foregoing is true and correct.
/s/ JEANINE L. DAVI, Notice Agent
SIGNED AND SWORN to before me this 22 day of January, 2026.
STAMPER RUBENS, P.S.
ANALESE VICKERMAN
WSBA # 61050
Attorney for the Notice Agent
Address for mailing or service:
West 720 Boone, Suite 200
Spokane, WA 99201

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
PATRICK FANNIN, an individual, Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
COMPLAINT TO QUIET TITLE, EJECTMENT AND WRIT OF ASSISTANCE

COMES NOW, the above-named Plaintiff, Patrick K. Fannin, for cause of action against the Defendants complains and alleges as follows (note Plaintiff is admitted to practice law before this Court, Washington License, No. 28191, but appears herein pro se):

I. JURISDICTION AND VENUE

1.1 This Court has jurisdiction over this action pursuant to RCW 7.28.010; CR 70.

1.2 Venue is proper in this Court because the real property and present occupant that are the subjects of this action are located and residing in Spokane County, Washington pursuant to RCW 4.12.010(1).

II. PARTIES

2.1 Plaintiff, Patrick Fannin, claims the sole ownership interest in and right to occupy and possess the real property described herein.

2.2 Defendant, Diane Richards, is an individual who at all times relevant hereto was a resident of Spokane County, upon information and belief, presently occupying the subject real estate despite notice to vacate and may claim, unsupported by law or fact, an interest in the real property described herein.

2.3 Pursuant to CR 10(a)(2), Defendant John Doe Richards is a fictitious name for any statutory or common law spouse of Diane Richards, who may claim an interest, directly or through a marital or community rights. Plaintiff is presently unaware of John Doe Richard's true identity or existence and will amend the complaint to reflect the correct name when it becomes known.

2.4 Plaintiff is unaware of any other persons or parties claiming an interest in or occupying the property described herein. Still, Plaintiff names as defendants all other unknown owners, occupants and unknown claimants, their heirs, successors, devisees, and assigns or any other person or entity claiming any title, right, interest or equity in the real property described herein, pursuant to RCW 4.28.150.

III. FACTS

3.1 The real property (hereinafter "Property") that is the subject of this action is located in Spokane County, Washington, and is legally described as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421

3.2 One or more Defendants failed to pay property taxes for one or more tax years, resulting in delinquency exceeding three years.

3.3 A statutory tax lien attached to the property under RCW 84.60.010 and Spokane County issued and filed a Certificate of Delinquency pursuant to RCW 84.64.050.

3.4 Spokane County commenced a tax foreclosure action in Spokane County Superior Court pursuant to RCW 84.64.050.

3.5 Defendants, including Diane Richards, was provided notice of the foreclosure action as required by RCW 84.64.050, including service and/or publication reasonably calculated to apprise interested parties.

3.6 One or more Defendants had the statutory right to redeem the property prior to the foreclosure sale by paying all delinquent taxes, interests, penalties, and costs.

3.7 Defendant failed to redeem the property prior to the tax foreclosure sale on December 9, 2025.

3.8 Spokane Superior Court entered judgment foreclosing the tax lien and authorizing sale of the property.

3.9 The property was offered for sale at a duly noticed public tax foreclosure auction conducted by the Spokane County Treasurer pursuant to RCW 84.64.080.

3.10 On or about December 9, 2025, Plaintiff was the successful bidder at Spokane County real property tax auction.

3.11 Plaintiff promptly paid the winning bid amount and required costs and thereby acquired title in and to the Property pursuant to RCW 84.64.080(4).

3.12 As the high bidder, pursuant to RCW 84.64.080 Plaintiff has claimed ownership of the subject property since about December 9, 2025, and thus the Spokane County Treasurer has or must execute and deliver a Treasurer's Deed to Plaintiff pursuant to 84.64.080(11).

3.13 All right, title, interest, and estate of all Defendants were foreclosed and extinguished by the tax foreclosure judgment and sale.

3.14 The Treasurer's Deed constitutes prima facie evidence of Plaintiff's ownership and the regularity of the tax foreclosure proceedings under **RCW 84.64.180.**

3.15 Defendants have no post-sale right of redemption under **RCW 84.64.070.**

3.16 No Defendant is a minor or legally incompetent person entitled to extended redemption.

3.17 Despite the tax foreclosure and issuance of the Treasurer's Deed, Defendants assert or may assert a claim adverse to Plaintiff's title.

3.18 Defendants' claim(s) or threat of claim constitutes a cloud on Plaintiff's title that impairs marketability.

3.19 Plaintiff is the owner in fee simple (or other specified estate) of the property.

3.20 Plaintiff's title is superior to any claim by any Defendant.

3.21 Plaintiff is entitled to a decree quieting title under **RCW 7.28.010.**

3.22 Plaintiff is entitled to sole possession, the ejectment of any Defendant occupying the property, including Diane Richards, and Writ of Assistance pursuant to law, equity and Court Rule of Civil Procedure 70.

IV. REQUEST FOR RELIEF

WHEREFORE, Plaintiff prays for judgment against the Defendants and all persons claiming by, through or under them, as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421

4.1 That Plaintiff receive quiet title to the subject property as against the Defendants as of December 9, 2025.

4.2 That all claims of any of the Defendants, in or to said described real property is illegal and void and that said Defendants have no right, title, interest, possessory right or estate in or to the subject property, or any part thereof;

4.3 That Defendants and all person claiming by, through or under them be forever enjoined and barred from interfering with the quiet use, possession and title of the subject property in and to the Plaintiff;

4.4 That in the event this Complaint is contested, for an award of attorney fees and costs;

4.5 Order of Ejectment against all Defendants including Defendant Diane Richards thereby ejecting the same from the property and that the Plaintiff be restored to possession;

4.6 Issuance of a writ of assistance removing Defendant from possession; and

4.7 For such other and further relief as the Court deems just and equitable.

Dated this 29th day of December, 2025.
PATRICK K. FANNIN,
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

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**SUPERIOR COURT,
STATE OF WASHINGTON
COUNTY OF SPOKANE
In re the Matter of the Estate of:
LAURA DENISE TALBOT,
Decedent.
NO. 25-4-02621-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced.

The claim must be presented within the later of: (1) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

Name of Decedent:
LAURA DENISE TALBOT
Date of First Publication:
January 22, 2026
Personal Representative:
JUSTIN NEIL TERRAZAS
Attorney for the Personal Representative: TERRY D. GOBEL, JD
Address for Mailing or Service:
GOBEL LAW OFFICE, PLLC
421 W. Riverside Avenue, Suite 908
Spokane, WA 99201
Court of Probate:
Spokane Co. Superior Court
1116 W Broadway Ave, Rm 300
Spokane, WA 99260
Cause No. 25-4-02621-32
Dated: January 16, 2026
/s/ Terry D. Gobel (WSBA #22988)
Attorney for Personal Representative

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1023185-SW** Title Order No.: **FIN-25012515** Reference Number of Deed of Trust: **Instrument No. 6815604** Parcel Number(s): **45143.2502** Grantor(s) for Recording Purposes under RCW 65.04.015: **ERIKA PEREA, AN UNMARRIED WOMAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Guild Mortgage Company LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Guild Mortgage Company LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **3/6/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 2, VERA VU ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SPOKANE COUNTY. SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **321 N BEST RD, SPOKANE VALLEY, WA 99216** Subject to that certain Deed of Trust dated **6/20/2019,** recorded **6/21/2019,** under **Instrument No. 6815604** and modified as per Modification Agreement recorded 4/22/2025 as Instrument No. 7411261 and modified as per Modification Agreement recorded 1/22/2024 as Instrument No. 7329620 records of **SPOKANE** County, **Washington**, from **ERIKA PEREA, AN UNMARRIED WOMAN**, as grantor(s), to **FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORP.**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Guild Mortgage Company LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7440608** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$14,967.52**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$275,325.52**, together with interest as provided in the Note from **4/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **3/6/2026**. The defaults referred to in Paragraph III must be cured by **2/23/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **2/23/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **2/23/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **9/19/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1023185-SW. Dated: 10/21/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Rodica M Cirstioc, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1023185-SW Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0261066 2/5/2026 2/26/2026

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
Sharon Kay Morasch,
Deceased.
No. 25-4-02506-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The person named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
January 29, 2026
Administrator: Heather A. Morasch
Attorney for the Administrator:
/s/ Katharine Elizabeth Tate
WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02506-32
Publication dates: 1/29, 2/5, 2/12

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
KEITH GILBRETH,
Deceased.
No. 26-4-00099-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The person named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
February 5, 2026
Administrator: Cristie Gilbreth
Attorney for the Administrator:
/s/ Katharine Elizabeth Tate,
WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 26-4-00099-32
Dates of Publication, 2/5/26, 2/12/26, 2/19/26

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In re the Matter of the Estate of:
SUE JEAN McCLELLAN,
Deceased.
Case No. 26-4-00095-32
NOTICE TO CREDITORS**

LYNN MICHELLE HUTCHINS has been appointed as personal representative of the Estate of SUE JEAN McCLELLAND, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

Date of First Publication:
January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In the Matter of the Estate of:
ERNEST C. BAKMAN,
Deceased
Case No.: 26-4-00104-32
PROBATE NOTICE TO
CREDITORS
RCW 11.40.030**

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the deceased must before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented with the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 29, 2026
Personal Representative:
Laurie A. Jordan
Attorney for the Personal Representative: Brant L. Stevens
Address for Mailing or Service: 222 W. Mission, Suite 25
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
DONNA D. FOX,
Deceased.
NO. 26400162-32
AMENDED NOTICE TO
CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
February 5, 2026
/s/ CURTIS W. FOX
Presented By:
STAMPER RUBENS, P.S.
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate of
Donna D. Fox
West 720 Boone, Suite 200
Spokane, WA 99201

**IN THE SUPERIOR COURT OF
WASHINGTON
FOR SPOKANE COUNTY
In Re the Estate of:
BELVA MAY JAY,
Deceased
NO. 26-4-00178-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)
(NTCRD)**

The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
February 5, 2026
CHARLES ROBERT BARTCH JR.
Personal Representative
Address for Mailing of Service:
Charles Robert Bartch Jr.
10316 E Sharp
Spokane Valley, WA 99206
Court of probate proceedings and cause number:
Spokane County Superior Court
26-4-00178-32
Date of Publications: 2/5/26, 2/12/26

PROBATES? SUMMONS?
NOTICE TO CREDITORS?
Let Us Help You With Your Spokane County LEGAL ADS!
YOU CAN'T BEAT OUR PRICES!
$1.21 PER LINE 1ST INSERTION | $1.13 PER LINE ADDT'L INSERTIONS
For more information: Legals@Spokane.Exchange
509-922-3456 I 800-326-2223
Publication Date: THURSDAYS
Deadline: TUESDAYS 4PM
the Exchange

LEGAL NOTICES

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of: JOSHUA RANDALL JONES II, a minor,
Deceased.
NO. 25-4-02074-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.010)

The Personal Representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date: October 2, 2025
/s/ ELIZABETH ERIN TANDY
Personal Representative
c/o McDermott Asan, PLLC
140 South Arthur Street, Suite 660
Spokane, WA 99202
McDermott Asan, PLLC
By: /s/ ANDREA L. ASAN,
WSBA #35395
Attorney for Personal Representative
Date of Publications: 2/5/26, 2/12/26, 2/19/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SPOKANE COUNTY
In Re the Estate of: DONNA GOODNER,
Deceased.
Cause No. 26-4-00125-32
NOTICE TO CREDITORS

PLEASE TAKE NOTICE that BRIAN JACOBSON has been appointed as Personal Representative of the above-entitled estate. Any person or entity having a claim against the decedent must present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the attorney of record at the address stated below a copy of the claim and filing the original of the claim with the court, before the time the claim would be barred by any otherwise applicable statute of limitations.

The claim must be presented within the later of: thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against the decedent's probate and non-probate assets.

DATE OF FILING: January 26, 2026
DATE OF FIRST PUBLICATION:
January 29, 2026
DATED this 26th day of January 2026.
GOERTZ & LAMBRECHT PLLC
/s/ Amy J. Goertz
Amy J. Goertz, WSBA No. 25173
Attorney for Personal Representative
2829 S. Grand Blvd., Suite 303
Spokane, WA 99203

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of PAUL B. COOLEY,
Deceased.
NO. 26400073-32
NOTICE TO CREDITORS RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 22, 2026.
/s/ CRAIG P. COOLEY
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate of
Paul B. Cooley
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of JOSEPH Z. ARSENAULT,
Deceased.
NO. 26400075-32
NOTICE TO CREDITORS RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 22nd, 2026
/s/ CHRISTINE BROUILLETTE
Presented By:
STAMPER RUBENS, P.S.
/s/ ANALESE VICKERMAN
WSBA 61050
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

TOWN OF SPANGLE NOTICE OF PUBLIC HEARING

A public hearing to amend Water Ordinance #464 & Sewer Ordinance #465 & approve Resolutions 2026-01,02,03, & 04 will be held on February 9th, 2026 at 6:00 p.m.
Peggy Mangis, Clerk/Treasurer
Town of Spangle

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In re the Estate of: STEPHANIE LYNN MARIE AIRA
Deceased.
No. 26-4-00198-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed this notice to the creditor as provided under RCW 11.40.020 (1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
February 5, 2026
Personal Representative:
Dena R. Berarducci
Attorney for Personal
Representative: John A. Sherrick
Address for Mailing or Service:
John A. Sherrick
Attorney at Law
4411 West Excell Avenue
Spokane WA 99208
Court of Probate Proceedings and Cause Number:
Spokane County Superior Court
1116 West Broadway Avenue
Spokane WA 99260
Cause Number 26-4-00198-32

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of: BERNICE JEAN REED,
Deceased.
No. 26400218-32
NOTICE TO CREDITORS

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and by filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court:
February 2, 2026
DATE OF FIRST PUBLICATION:
February 5, 2026
/s/ DEBRA K. KIENEL
Personal Representative of the Estate of Bernice Jean Reed
Residing at:
4112 E. Center Road, Trailer 31
Mead, WA 99021
Presented by:
/s/ HANNAH M. JONUS,
WSBA No. 63103
WINSTON & CASHATT, LAWYERS,
601 W Riverside, Suite 1900
Spokane, WA 99201
Attorneys for DEBRA K. KIENEL
Personal Representative
Date of Publications: 2/5/26, 2/12/26, 2/20/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
WILLIAM HOWARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN C. HOWARD, DECEASED,
Plaintiff,
V.
HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE,
Defendants,
NO: 25-2-06233-32
SUMMONS BY PUBLICATION

The State of Washington to the said: HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE.

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 15 day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, and serve a copy of your answer upon the undersigned attorney for plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.

DATED this 12th day of January, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
alissa@grlawspokane.com
Date of Publications: 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26, 2/19/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1023797-RM** Title Order No.: **3654125** Reference Number of Deed of Trust: **Instrument No. 7223765** Parcel Number(s): **03092.9023** Grantor(s) for Recording Purposes under RCW 65.04.015: **John C. Hicks and Sheryl V. Hicks, a married couple** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Freedom Mortgage Corporation** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Freedom Mortgage Corporation** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **3/6/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **Parcel A: A parcel of land located in the Northwest Quarter of Section 9, Township 23 North, Range 40 East, W.M., in Spokane County, Washington, more particularly described as follows: Beginning at the intersection of the centerline of Malloy prairie road and the South line of Section 9; thence North along the centerline of said road 3,810.8 feet to engineer station P.O.T. 250+22.90 Malloy Prairie Road C.R.P. no. 368. Said point being the true Point of Beginning; thence along said centerline North 6°00' East 43.60 feet to P.C. station 250+66.50; thence continuing Northerly along said centerline 176.40 feet to engineers station P.O.C. 252+42.90; thence North 88°45' West, 1,030.00 feet; thence Southerly and parallel with the centerline of described road 220.00 feet; thence South 88°45' East, 1,030.00 feet to the true Point of Beginning. Except any portion thereof lying within Malloy Prairie Road. Parcel B: A parcel of land located in the Northwest Quarter of Section 9, Township 23 North, Range 40 East, W.M., in Spokane County, Washington, more particularly described as follows: Beginning at the intersection of the centerline of Malloy Prairie Road and the South line of Section 9; thence North along the centerline of said road 4,030.8 feet to engineers station P.O.C. 252+42.90 Malloy Prairie Road C.R.P. no. 368. Said point being the true Point of Beginning; thence continuing Northerly along said centerline 210.00 feet to engineers station P.O.C. 254+52.90; thence North 88°45' West, 1,080.00 feet to the Northwest corner of said parcel; thence Southerly and parallel with the centerline of described road 210.00 feet; thence South 88°45' East, 1,080.00 feet to the true Point of Beginning, Except any portion thereof lying within Malloy Prairie Road. Situate in the County of Spokane, State of Washington.** More commonly known as: **16514 S MALLOY PRAIRIE RD, CHENEY, WA 99004** Subject to that certain Deed of Trust dated **7/13/2022,** recorded **7/13/2022,** under **Instrument No. 7223765** records of **SPOKANE** County, **Washington**, from **John C. Hicks and Sheryl V. Hicks, a married couple**, as grantor(s), to **WFG National Title Company of Eastern WA**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc. (''MERS''), solely as a nominee for Cardinal Financial Company, Limited Partnership, Its Successors and Assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Freedom Mortgage Corporation**, the Beneficiary, under an assignment recorded under Auditors File Number **7423828** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$46,391.11.** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$771,349.92**, together with interest as provided in the Note from **3/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **3/6/2026**. The defaults referred to in Paragraph III must be cured by **2/23/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **2/23/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **2/23/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **9/23/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1023797-RM. Dated: 10/27/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1023797-RM Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0261185 2/5/2026 2/26/2026

PUZZLE SOLUTIONS

6	4	1	3	2	8	7	9	5
8	3	9	5	1	7	6	4	2
5	7	2	4	9	6	3	1	8
4	1	7	9	3	2	5	8	6
3	5	6	7	8	1	9	2	4
2	9	8	6	4	5	1	3	7
1	6	4	8	7	9	2	5	3
9	8	5	2	6	3	4	7	1
7	2	3	1	5	4	8	6	9

DOGS

MISSING DOG, CRESTON AREA SINCE JANUARY 1
Last seen Miles Creston, Copenhaver, Bachelor Prairie Road areas, family & mate are devastated & just want him home. Please contact Stefanie Cole with any information, 214-733-1423

POMCHI PUPPIES
1 male, 4 females, first shots, dewormed, socialized, & happy puppies ready for their forever home! $500. Call 509-496-0919 Deer Park

BERNESE MOUNTAIN DOG PUPPIES
Born December 5, mom & dad onsite, two males, first shots, dewormed & dewclaws done. Call or text, 509-370-7799 Otis Orchards

BEAUTIFUL BLACK & TAN FRENCHIE GIRL
One year old, healthy, intact, $2000. Call or text, 509-913-9058 Connell

AKC REGISTERABLE ENGLISH BULLDOG PUPPIES
Two males, one tan with white markings, both parents on site, well loved, vaccinations & dewormed, been around other dogs, cats, kids & medical equipment/ wheelchair, $4500 or best offer. 509-770-1651 Ritzville

CHOW CHOW PUPS
Two males remaining in our litter! Asking $325, first shots & dewormed, 11 weeks old, $325. 509-528-0652

PUREBRED YELLOW LABRADOR RETRIEVER PUPPIES!
Beautiful, blocky, healthy, happy, & family raised, dewormed & vaccinated, males & females, $400. AKC parents & grandparents on-site. Call 208-964-4997 Blanchard

YORKIE PUPPIES
Looking for a new home, 2 males, born August 31, 2025, all shots & dewormed, very playful & like to cuddle, great around other dogs. For more information, 509-380-1577

MICRO-MINI BERNEDOODLE PUPPIES
$2500-3500. Message/call 509-430-7204. Burbank Bernedoodles, Burbank, WA

ROTTWEILER BELGIAN MALE MIX
17 weeks old, 1 male left! He's very sweet & mellow, $150. Call or text 509-299-0470. Located 15 minutes west of Cheney

AKC MALE FRENCH BULLDOG
8 weeks old, vaccinated & dewormed. $2200. For more information, please call/text 509-274-0860 Richland

BLACK TRI FEMALE AUSSIE PUPPIES
Standard size, $400. 509-429-8433 Omak

POMERANIANS
2 males ready for homes, vaccinated & dewormed, parents on site. $200. Call/text 509-864-1487, Granger

GLADIATOR MASTIFF PUPPIES
Quality crossbred English x Brazilian for health, large stature, adoring temperaments, calm personalities, great with kids, these cuddly puppies form strong attachments, lifetime loyalties, & mature into giant lapdogs. Experienced breeders, first shots & dewormed, $1000 or best offer, 7 weeks. www.GladiatorMastiffs.com 509-690-2712 or 509-680-1029 South of Colville

AUSSALIER PUPPIES
3/4 Cavalier King Charles Spaniel, 1/4 Miniature Australian Shepherd. Four females, four males, ready for new homes February 23, $1000. For more information call or text, 541-619-5365 Athol

YELLOW LAB PUPS
9 weeks, 2 females & 2 males. Text or call 509-528-3544

CORGI PUPPIES
Health tested, vaccinated, dewormed, microchipped & a care package. 509-945-5108

PUREBRED AIREDALE TERRIERS
Six males, four females, born Christmas day, have had well puppy check ups & first shots, $500. Call or text, 509-666-9411 Deer Park

AKC ROTTWILLER PUPPIES
14 weeks old, waiting for their forever homes, males & females available. Text or call 509-216-8474

GOLDENDOOLES PUPPIES
Ready January 30, vet checked, dewormed, first vaccinations. Call or text 509-760-6675

F1BB MINI GOLDENDOODLE PUPPIES
Ready February 9, adult size 20-25lbs, hypoallergenic, low shedding, friendly. Vet checked, first shots, dewormed. 509-638-2009 Spokane

CHIHUAHUAS!
Regular & toy size Chihuahuas, for more information, please message Yuliya, 509-591-7089

2 PUREBRED MINI SCHNUAZERS LEFT
Both males, ready to go, 8 weeks old! $200 deposit, $1000 each. 509-301-3876. www.RoseBrookFamilyFarm.com. Milton-Freewater, OR, can meet halfway

LABRADOR/ STAFFORDSHIRE BULL TERRIER MIX ADULT FEMALE
Foster or forever home needed! Birdie is a complete sweetheart & is happiest when she's right at your side. Men are still a little scary to her, so any men in the home will need to be extra sweet to her to earn her trust. Birdie is leash trained, crate trained, & fully potty trained! Her prey drive is strong, so a cat free home is best. She would love to be your hiking/ walking buddy so that she can bring her giddy energy to your adventures. Birdie is about 2 years old, 53lbs, spayed, micro-chipped, dewormed & up to date with all her vaccines. Her adoption fee has been sponsored to help her find a home fast! If you're looking for a loyal, outdoorsy companion who will follow you anywhere & always keep life interesting, Birdie is your girl! To see more pictures of Birdie go to, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

MALE YORKIE TERRIER PUPPY
Eleven weeks old, deworming & vaccines up to date, $1200. Text 509-666-9794 Spokane Valley

FRENCHTON MALE AVAILABLE
Born October 14, up to date vaccines & dewormings. Very good with other dogs and small children! Text 509-820-1432 for more information

MINI DACHSHUND PUPPIES
Three males, one female, have had first shots, can be AKC papered, $1200. 406-550-3390 Nine Mile Falls

AKC SILVER LAB PUPS
Ready for their forever homes, only 2 left, 1 girl & 1 boy. 3 1/2 months old, already had 1st & 2nd set of puppy shots, both are so adorable & very smart, already know: down, sit, how to use a puppy pad, are learning how to shake & how to walk on a leash. Reasonable rehoming fee applies so serious inquiries only please. For more information, text or leave message for return call, 509-851-4066 or 509-851-4067

PUGS
2 female & 1 male Pugs ready for their forever home! Super cute & friendly puppies. $500 each. Please contact 541-561-8815

PUPPIES FOR REHOMING, SIX PUPPIES AVAILABLE
Five females, 1 male. Mother is AKC Registered Boston Terrier; father unknown. Raised in a family home, started on puppy pads, rehoming fee $500 or best offer. Call or text, 509-424-2450 Wellpinit

CHIHUAHUAS
Two adorable Chihuahua puppies are ready to find their forever homes on February 9, both will be fully dewormed & vaccinated before leaving, ensuring they start off healthy & protected, been raised with lots of love & attention, it truly shows in their sweet, calm, & well-tempered personalities, this pair includes one male, who is the bigger of the two & one female, who is smaller & full of charm. Each pup has their own unique character, but both are affectionate, playful & eager to bond with their new families. They've been well-socialized & are off to a wonderful start. $800. For more information, contact Vivianna 509-975-4111, Tri-Cities, willing to travel for fee

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THERAPY DOGS
Is Looking for Therapy Dogs in This Area!
IS YOUR DOG
• Friendly & Sociable?
• Bring Joy to Both Young & Old People?
There is a huge need in this area for Therapy Dogs to visit medical facilities, retirement homes, hospice care, etc.
It's a great way to spend time with your dog & give back to your community. Your dog does NOT NEED to have ANY Special Obedience Training, or Therapy Dog Training.
WE TEST YOU & YOUR DOG AT NO CHARGE!
Please visit our webpage for information, and to apply
www.TherapyDogs.com

YORKIE CAIRN TERRIER PUPPIES
First & second vaccinations, boys & girls to choose from, $300. Call or text for more information, 509-558-0057 Springdale

SUPER SWEET GREAT DANES
Gentle giants of the dog world, if you know, you know! Purebred, not registered, ready at the end of the month, $1000. For pictures/ appointments text, 509-440-3555 Medical Lake

FRENCH BULLDOG PUPPIES AVAILABLE
If interested, contact 509-728-3246

ATTENTION JACKAPOO, JACK RUSSELL & TINY POODLE OWNERS
We are interested in breeding our 4 year old female purebred Jack Russell Terrier. Looking for a male between 10-11lbs. Willing to pay for stud services, please send pictures. 509-360-6563 Wenatchee

SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

BERNADOODLE PUPPIES
4 Bernadoodle puppies, 3 boys & 1 girl, $1000. These sweet little things will be ready for their forever homes on February. If you have any questions please call or text 509-630-4279, Cashmere

PURE WHITE MALTESE PUPPY
One hypoallergenic girl available now, up to date on shots, potty trained outside, fully grown 9lbs, $900. Call or text, 509-230-8710 Mead

GERMAN SHEPHERD PUPPIES
10 weeks old, full blood German Shepherds, 2 males & 4 females. $500 firm. Call/text 509-930-5032 for more information. Wapato, WA

STUD SERVICES
Two Blenheim Cavalier King Charles Spaniels, one chocolate & tan Cavalier King Charles Spaniel, one merle Mini Poodle & a blue merle Miniature Poodle. All AKC registered, DNA health tested, OFA's. Call or text for more details, 509-954-1650 Spokane

CHIWEENIE PUPPIES
Two boys, $300 each, have had first shots. Text or call Jack, 509-818-2802 Springdale

AKC PUG PUPPIES
One fawn female & one black male, born on Halloween. Parents are health tested, sire is a AKC Champion, $2500. www.-CPridePugs.com 206-898-1718 Wauna

FEMALE BLUE HEELER MIX READY FOR HER FOREVER HOME
This 35lb bundle of joy has made a full recovery from a broken humerus & is now ready to leap into the heart of her forever family! She is about 1-1/2 years old, & full of fun, play & personality. She does well with other calm dogs who don't get up in her face & is fine with cats. She loves her toys & has 100% Heeler personality & traits, she would do well in a home without small children. Elsa is fully vaccinated, dewormed, spayed & micro-chipped, her adoption fee is $200. Are you ready to add some sparkle & spunk in your life? Elsa's your gal! You can see more pictures of Elsa on our website, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

BEAUTIFUL BICHON POODLES
Ready for their furever homes, hypoallergenic & non-shedding. 2 males & 1 female, vaccinated & dewormed. Dam is mini white Poodle, sire is a Bichon Frise. $750. Call/text 509-515-6997, Granger

I STILL HAVE KITTENS!
Two dark colored tiger boys, two tiger & white boy & girl, one multi-colored tiger boy, one orange & white boy, one tortishell calico girl. Handled daily. Bring kitty carrier, $5 each. Serious inquiries only, 509-276-2294. If no answer, 509-821-1514 Deer Park

F1 STANDARD GOLDENDOODLE PUPPIES
Adorable girls are ready for their new homes, vaccinated, dewormed, dewclaws removed, chubby, healthy girls full of personality! Low/no shed, will mature to be 50-60 lbs. $800. Parents on site & visitors welcome. Patty 509-930-2272

PUREBRED SHIH TZU
Male puppies are available, hypoallergenic, smart & loyal, up to date on vaccines. For more information, please text me at 253-545-1923 Spokane Valley

MINI/ TOY AUSSIE PUPPIES
Mom is 15lbs, dad is 18lbs, will be up to date on age appropriate deworming & shots, ready Febuary 1. $550. Located in Hermiston, but can meet part way if needed. 541-215-9581

ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

PUREBRED KOMONDOR PUPPIES
Rare breed, genetic health tested, current on shots, great companion, family or farm dog, asking $1,000. Call landline 208-476-5760 or email katedwire@gmail.com

CHIHUAHUAS
Puppies will be ready for their new homes in the middle of March, 6 in total, with 3 males & 3 females, each growing into a sweet, lively companion, healthy, playful & full of personality, making this a great time to reserve one if you're looking for a small dog with a big heart. $700, serious inquiries only. If you're interested in reserving a puppy or would like more information, please contact Vivianna 509-975-4111

FULLY AKC REG. GOLDEN RETRIEVER FULLY PUPPIES
Born November 14, 2025, 2 males, vet checked, deworming & vaccinations current, comes with an AKC packet, $1250. Text or call Brenda, 509-550-3571 Valley

RARE CHOCOLATE GOLDENDOODLES
Pick your Valentine sweetheart! Beautiful F1B coats, sweet, smart, loyal, homebred, dewclaws, shots. Born December 22, reasonably priced to place in perfect forever homes, $775. Call or text to meet them 208-771-2732 Coeur d'Alene

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.-CVASanctuary.org

2 AKC MALE FRENCH BULLDOGS
8 weeks old, vaccinated & dewormed. $1300. For more information, please call/text 509-274-0860, Richland

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

ADORABLE MAKE SHIH TZU PUPPY
Looking for his forever home. Born January 22, parents are AKC registered, shots up-to date, playful, loving & smart, affectionate, potty trained. Contact Darlene at 509-325-4489 for pictures & to schedule an appointment to get acquainted

MINI GOLDENDOODLE
Ready for Valentine's! Taking deposits. For more information, call/text 509-430-3243

JET BLACK F1B MINI COCKAPOO PUPPIES
Homegrown & prespoiled, up to date on vaccines & dewormed. For more information please call 208-935-5919 Kooskia

THE EXCHANGE IS PROUD TO ASSIST
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

ADOPT A SHELTER PET!

There are multiple cats and dogs available for adoption at the ***Spokane Humane Society***

Contact one of your local shelters today to meet your new companion!

- **Spokane Humane Society:** 509-467-5235 www.SpokaneHumaneSociety.org
- **SpokAnimal:** 509-534-8133 www.Spokanimal.org
- **Benton Franklin Humane Society:** (509) 374-4235 www.BFHS.com

Please Spay or Neuter Your Pets!

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We can engrave anything: names, dates & photos, starting at $40! Guaranteed for life & we can ship anywhere in US for $20. www.CommemorativeConcrete.com or call 509-954-5946 Clayton

CHIHUAHUA PUPPIES
Males & females, can send pictures, first shots & deworming. Call for more information, 208-660-6235 or 208-699-0557 Rathdrum

MINIATURE PINSCHER/ DACHSHUND PUPPY
Adorable, sweet, precious & smart, will not get bigger than 10lbs. Comes with first round of shots, deworming, ready now. One female left, $800. Call or text, 509-991-9819 Spokane

MINI FEMALE POODLE
Parti-colored, super sweet & snuggly, mom is a parti Miniature Poodle, dad is a miniature phantom, first shots & dewormings, wonderful personality, ready to be adopted now. $800. Text for more information, 509-305-9085

YORKIE TERRIER PUPPIES NEED LOVING HOMES
Mom is 8lbs & dad is 6lbs, vaccinations & deworming up to date, well socialized, three females, two males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-720-9180 or 509-828-7042 Spokane Valley

3 BEAUTIFUL AKC SHIH TZU
Puppies ready to go, come with shots, deworming, health guarantee, puppy starter kit & lifetime breeder support, parents fully health tested, mom's 5lbs, dad's 7lbs. 509-201-0885, Ellensburg

MINI MALES POODLES
Super outgoing, snuggly boy, parti-colored, shots & dewormings, ready to go now, $800. Text 509-305-9085

AKC IRISH WOLFHOUND PUPPIES
Nine males & four females, born December 28, 2025. $1800 limited registration or pet only $900. Non-refundable deposit to hold your puppy. FaceBook & Instagram; lakecitywolfies 208-661-0677 Post Falls

PUREBRED BASSET HOUND PUPPIES
8 weeks old, first shots & dewormed, ready to go to loving homes! Four males, three females available, $1200. Please call or text, 509-951-6451 Spokane Valley

GERMAN ROTTWEILER PUPPIES
Rehoming 3 male & 2 female German Rottweiler puppies, born January 3, now taking deposits. For more information, please contact me at 509-424-1303

SAINT BERNARD PUPPIES
Two females, three males available, parents are AKC, first shots, dewormed & care package, ready for their forever homes now. Please text 509-679-0936 Rathdrum

AKBASH PYRENEES PUPPIES
Livestock guardian puppies, first shots, ready for homes, $100. Will meet for delivery. 509-779-4445 Curlew

100% GREAT PYRENEES MALE PUPPY
Born October 14, 2025, perfect livestock guardian dog or family dog, raised around young children ages 1 & 3, $800. Call or text ShayLynn, 509-995-7756 Springdale

TEN HUSKADOODLE PUPPIES AVAILABLE
Adoption starts February 25, have been raised with children & cats, very intelligent & affectionate will start potty training. 3 females, 7 males, six are black & four are brown or tan $350. Call or text JJ for more details, 360-214-1695 Othello

TOY AUSSIE BOY
Comes with shots dewormed, great with kids. 509-201-0885, Ellensburg

SWEET DESIGNER PUPPIES LOOKING FOR FOREVER HOMES
We have Havanese, Maltese & Shih Tzu mix puppies ready to join loving families! Born November 15, 2025. Two females & two males available, loving, playful & great companions. Females, $2000; males, $1000. Serious inquiries only. Text 509-385-9761 Spokane

AKC CAIRN TERRIER PUPPY
Toto Wizard of Oz female puppy, $1200, current vaccinations, weaned, available now, call or text for photos & videos. 509-751-6500

MINI GOLDENDOODLES
Ethically raised in our family home, health tested parents, 20lbs full grown, vaccinations, deworming & microchipped, potty & crate training, come with puppy supplies! Moscow, Idaho delivery available! www.SimplyGoldenDoodles.com 618-713-6903

STANDARD SIZE DOUBLEDOODLE PUPPIES
Males & female, curly coats, mom is Labradoodle, dad is Goldendoodle, first shot & dewormings, Valentine ready! Taking deposits now, text 509-305-9085

F1BB MINI GOLDENDOODLES
You won't be disappointed, cute & adorable! Only 3 left, 2 females & 1 male. Text 509-430-3243

CUTE FEMALE FRENCHIE
OceanBlueBullies has a beautiful Irish pie Frenchie girl ready to go, you don't find this quality just anywhere! www.OceanBlueBulliesLLC.com or 503-583-5091

TWO SHIH TZU MIXES
Male dogs are available for a new home, one is white & 2 years old, the other is white & brown & 1 year old, friendly without bad habits. 509-202-9222

TWO FEMALE RAGDOLL CROSS, $500 EACH
Three short hair males (two polydactyls): one siamese; two creams, $300 each. 509-995-3946 Otis Orchards

OPERATION DOG TAG

OperationDogTag.org

As I write this article, my service dog "Tank" is next to me, he is with me everywhere I go and helps me with everyday tasks. I have realized I will never be the same, and do all the things I could do before, but working with Tank I have learned to deal with my disabilities. I served in the Army from 1978 to 2002, 24 years in Combat Arms as a Tanker. When I was 100% medically retired from the Army, I was the operation SGM for 1st Armored Division.

A couple of years ago, I got very sick and nearly didn't make it. It was during COVID, but it wasn't from COVID, I needed surgery to stop an infection. I told the Doctors to be careful while moving me, because of my disability from the military. After surgery, I was in a lot of pain, but I was sent home anyway. A week later I started to lose my ability to walk, I could not sleep in my bed or use the bathroom without help. My wife took me to the Emergency Room when I was told my back was severely broken and I needed surgery to place metal bars in my back, I was also told I could be paralyzed.

It took over a year of rehabilitation and I never fully recovered. During this time, I had over 10 visits to the ER, one of those was for a Staph infection from surgery and they had to reopen and wash the hardware and infection. Later one of the bars broke in my back, I felt useless and began to have severe PTSD symptoms, which I did not realize was PTSD at the time.

I see a psychiatrist for my anxiety, feeling hopeless and for my nightmares. I was unable to go to the Doctor without anxiety and could not be in a closed room. I had to leave a light on at night, and the door open to sleep. Things that happened to me in the military came back to me, things that I had planned to never talk about. A few times I thought about suicide. My wife stopped working so she could take care of me as I was unable to do things I took for granted.

Our Care Coordinator asked if I had ever looked into getting a service dog, I never thought I would need one. I did some research and realized there are many Veterans like me working with service dogs. These service dogs helped veterans to deal with PTSD, become more social and perform daily tasks that they may struggle with. The dogs became their "Battle Buddy" or as we say in Armor, their "Wingman".

We had just recently rescued a dog from the local animal shelter and my daughter came up with the name "Tank", he was a handful as a pup, at the time I did not know if he was even an option to be a service dog. I was told about an organization called "Operation Dog Tag" and I gave the Director, Joe Scheffer, a call. We set up a meeting with Tank and I, but the initial meeting did not go well. I became worried that Tank did not have what it takes to be a service dog. Joe gave him a second chance and we never gave up on him. He is now my Wingman as we go together to appointments, activities and restaurants, he is always by my side. I have become more social and feel safe when I am with Tank, he can also help me with some of my disabilities. I have also had the chance to meet other veterans in the Operation Dog Tag training program as well.

I am not sure where I would be without Tank as my Wingman, I hope to continue this journey with Tank and see where it takes us! Learning to train my own service dog is not easy and requires lots of time & patience, but it has been life changing. I have learned to be patient, and with repetition and reward, both Tank and I are learning together. This program is a life saver and needs to be available to all Veterans in need.

Thank you, Edward Wilson
SGM, USA, Retired

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many

Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC

DOGS & PETS

McCann Red Angus
6th Annual Bull Sale
February 26, 2026 at 1pm PST
Lewiston Roundup Grounds
2100 Tammany Creek Rd
Lewiston, ID
DVAuction Broadcasting Real-Time Auctions
McCann Red Angus

MALE PUG
3 months old, vaccinated & dewormed. $600. For more information, call/text 509-274-0860, Richland

PUREBRED KOMONDOR PUPPIES
Rare breed, genetic health tested, current on shots, great companion, family or farm dog, asking $1,000. Call landline 208-476-5760 or email katedwire@gmail.com

POMERANIAN PUPPY
One dilute sable male left, should be 5-6lbs when grown. Sire is wolf sable & dam is beaver in color. Call or text, 208-596-1629 Princeton, Idaho

TOY PEKITZU
Our last boy ready to go. Puppy pad trained, shots & deworming, very friendly. Text or call 503-583-5091

TOY POMERANIANS
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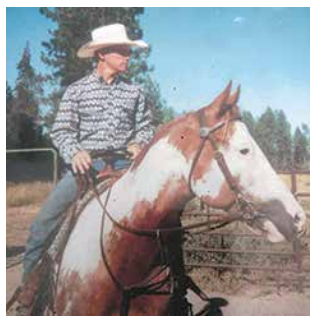

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LEWISTON VFW POST 10043 GUN SHOW
Saturday, February 21, 9am-5pm & Sunday, February 22, 9am-3pm, admission, $5. 1104 Warner Avenue, Lewiston, Idaho

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▪ Small Animal/ Regular Sale • Wednesday, February 25
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208-743-5506 Anytime | LLM@lewistonlivestock.com
Tate Witters: 509-780-7293 | John Pearson: 509-288-0160
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Logan

Gordon

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NO SALE WINTER BREAK Mon. February 9	**ALL CLASS CATTLE** Mon. March 9 • 11am
PRESIDENTS DAY FEEDER SALE Mon. Feb.16 • 11am	**FEEDER SPECIAL** Mon. March 16 • 11am
NO SALE Mon. February 23	**ALL CLASS CATTLE** Mon. March 23 • 11am
FEEDER SPECIAL Mon. March 2 • 11am	**FEEDER SPECIAL** Mon. March 30 • 11am

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Dave Longhorn

"The Outdoor Insider"

The ice prevented anglers from getting at the good numbers of perch near the I-90 Bridge on Moses Lake probably won't last long. The forecast is for very warm weather for February, so the ice here and other lakes in the region may either thin or disappear.

I got word that there was safe ice on Fish Lake, near Lake Wenatchee, so I drove up there to check it out. Tumwater Canyon on Highway 2 is closed so I want to mention that there are flaggers and pilot cars on the Chumstick Highway. My wait in line only lasted about five minutes going and coming back. I headed out on the ice and noticed that the anglers were fishing quite a distance out from the Cove Resort, in about the middle of lake. I stopped to talk to two anglers who were hunched over their holes in the wet snow that was falling. One of them was from Everett and the other from Marysville. They had a great time the previous day, taking home lots of perch. There was over five inches of clear ice under the snow that had fallen that morning. They said that the perch were bigger than usual this year and released one while I was there. I measured one on the ice they had kept for bait, and it was over 9 inches long. We always used to keep those! I always advise caution before venturing out on the ice anywhere, and with warmer weather on the way, be especially careful.

The good fishing for perch on Moses Lake has been interrupted. The recent cold weather put a layer of ice on the lake, both at the I-90 Bridge and at the Blue Heron Boat Launch. Bummer. I could see where people had been tossing rocks onto the ice off the rip rap shore of Moses Lake, trying to open up enough water to get a bait through. There is a narrow strip of open water at the bridge fishing site, but it didn't appear that anyone was fishing there. It's just been too cold. Now we are in that awkward stage where you want the ice to get thick enough to walk on and drill holes with an ice auger or wait until the warm weather that is forecast clears it off. Meanwhile, we can't fish. It's tough knowing that there's a bunch of fat perch under the ice and we just can't get at them. I have a feeling that the shore fishing for trout at Medicare Beach is on hold as well. Unless we get some high winds to break up the ice, fishing on Moses Lake and on Potholes will be at a standstill.

I had a hunch that the conditions were just right for good fishing at Rocky Ford Creek, near Ephrata. Many fly fishers, me included, like to fish this mile-long spring fed stream in the winter. The water temperature from the spring is high enough that it doesn't freeze, and the whopper rainbow in the Ford stay active throughout the colder months of the year. When I arrived at the first parking lot, I noticed a couple of anglers fishing the very upper end. I talked to one that said he had already caught and released a couple. I looked up and saw the person on the bridge set the hook on a fish and run down to the bank to land it. I shot a short video of him bringing it to the shore and releasing it without even touching the fish. Nice job. I like to fish the upper end, but far below the handicapped dock. There is good flow here, and although I am casting in the reeds and hang up my back casts sometimes, I usually get some dandy fish here.

I recently posted a video about Brandts Landing, a very popular area for anglers who want to fish Rufus Woods Reservoir from the shore. This isn't the only place that offers good shore access to the reservoir. The Debris Basin Recreation Area is just above Chief Joseph Dam and offers two places to fish from shore. When I visited this spot the other day, there were anglers fishing at both of them. Take a left off the highway just past Chief Joseph Dam when you see the sign to the Debris Basin. Then take the first left and follow the gravel road and you will arrive at a parking area with a restroom. There is a steep trail that leads to the shore, and there is plenty of room for anglers to set up to make their casts. If you go straight ahead after exiting the highway you will find a parking area at the base of a power line tower. There is a short trail that leads to the shore and a flat area where people make warming fires and even a place to rest your fishing rod. This week's photo was taken at this spot in the Debris Basin Recreation Area.

One of the most popular areas on Rufus Woods Reservoir for anglers and their families and friends is the Willow Flats Recreation Area. This is just past the Debris Basin Recreation Area and has even more amenities. As you enter the recreation area you will see the parking area for the boat launch. It is usable year-round and there is often a barrel of sand for the ramp when it gets icy. Next to the boat launch is an area with shaded picnic tables, and there's a large overflow parking lot. If you continue down the access road you will see several places that have picnic tables right by the water. One even has a dock. These fishing accesses wind around the shore and there is a soccer field and volleyball net nearby, and a play area for the kids. Around the corner is another large parking area and restroom. This is just upriver from the power line tower I mentioned earlier. This fishing access has a handicapped pier, several fireboxes with picnic tables nearby and several spots within easy reach of the water. There were groups of anglers at every place I stopped trying their luck and picnicking.

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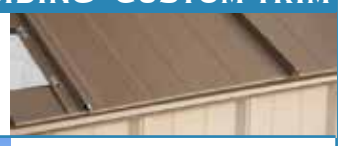

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Real Estate Trends & Advice

MARKET ANALYSIS

Do you know how much your property is worth? The typical property owner has some idea of the approximate value of their property, but most don't have a definitive answer to that question. Some rely on what the county assessor says it's worth, even though in many cases the actual sales price is nowhere close to that figure. Others poke around on websites such as Zillow to estimate the value of their property, even though Zillow has earned a reputation for being inaccurate. So, how can you tell what your property is worth?

There are many Realtors® who advertise that they will perform a free market analysis, as if every other Realtor® charges a fee for such services. The fact is, most Realtors® offer a free market analysis as a way of making a connection with a potential seller. In many cases, they have the opportunity to develop a relationship that may turn into future income, so they are willing to expend the time and energy on that possibility. Most successful Realtors® charge at least a nominal fee if the market analysis is not likely to lead to future business, such as valuations for estates or family transfers.

A Comparable Market Analysis (CMA) is much like an appraisal, except that the Realtor® is not bound by conventional lending rules and often has the flexibility to factor in the dynamics of a changing market. An appraiser is strictly bound to recent past sales and a tightly restricted geographical area. When performing a CMA, a Realtor® studies comparable properties to evaluate amenities, condition, price (sold, pending, or active), location, acreage size, and other relevant factors in order to form an opinion of value.

Remember that an appraisal or a market analysis is not fact. They truly are an opinion of value. It is quite common for a prospective seller to request a market analysis from several sources (often as a way to interview Realtors®), only to find that each has a differing opinion.

Some sellers make the mistake of choosing a Realtor® simply because their CMA value is the highest, rather than evaluating the quality of the information and the résumé of the Realtor®. After all, the seller should set the price, not the Realtor®! Sellers can average these opinions to establish a fairly reliable range of value and then determine which agent is the best fit. Ultimately, the best negotiator is more likely to achieve the best sales price.

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IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, February 12, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2019 Utility Trailer Manufac Reefer Trailer, 1036873T, #1UYVS2538K2606041; 1994 Chevrolet Blazer, #1GNEK18K4RJ424582; 2012 Chevrolet Malibu, BTA4129, #1G1ZD5E03CF346202; 1993 Toyota Corolla, AAP6115, #JT2AE04E0P0044515

DO YOU HAVE A CAR THAT IS IN YOUR WAY?
Don't know what to do with your vehicle that does not run? Give us a call & we will tow it away! We handle all the paperwork & in some cases we will pay you for your car. (If your neighbor has an eyesore car that is bugging you, give him this ad) AA-Aces Towing & Vehicle Removal 509-475-5387 www.AA-AcesTowing.com

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Washington, Idaho, Montana, Oregon, register your vintage year license plates to the same year auto, pay only a one time fee. 509-926-9266; 509-999-9855 Spokane, dlee40@comcast.net

TKT TOWING AUCTION, SATURDAY, FEBRUARY 7 IN CLARKSTON
1330 Bridge Street, Clarkston. 35+ cars, trucks, SUVs, vans & trailers. Be sure to preview, gate opens at 11am!

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#12570 - Leather, Moonroof, 150k miles
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2005 Chevy Suburban
#12608 - 4x4, 8 passenger
$10,980
2011 Ram Dakota 4x4
#12554 - Quad Cab, V-8, Auto, 105k miles
$11,900
2013 Ford F150
#12100 - Quad Cab, 4x4, XLT, PW, PL
$11,912
2018 Ford Eco-Sport
#12396 - AWD, 77k miles, Auto, Moonroof
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2018 Mazda CX5
#12612 - Leather, Auto
$13,374
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NW MOTORSPORTS Report

"Going fast is your job...Telling people about it is ours...!"

Gauge Charles and his dragster crew. Photos from Gauge Charles

GAUGE CHARLES: QLISPE RACEWAY JUNIOR LIGHTNING CHAMPION | NHRA DIVISION 6 JUNIOR LIGHTNING CHAMPION

Gauge Charles and his NHRA Div. 6 Wally. Photos from Gauge Charles

Fifteen-year-old Gauge Charles just completed his third season at Qlispe Raceway, where he earned the title of 2025 Junior Lightning Champion. Gauge races in the Junior Lightning class alongside his cousin Kylie, while his younger cousins Caleb and Ali compete in the Junior Thunder division- making race days a full family affair.

At the heart of "Impatience Drag Racing Team" are Nana and Papa Coordes, whose generosity, encouragement, and endless love have made it possible for all the grandkids to share this incredible experience together. They're at every event- supporting, organizing, and cheering louder than anyone in the stands. The mechanical crew, led by Uncle Marshall and Papa Monty, keeps each car tuned and track ready.

When he's not burning rubber, Gauge is busy being a sophomore at Ridgeline High School in Liberty Lake. He's a hardworking student who balances classes and a packed hockey schedule.

Hockey has been a major part of his life since age five, and he now plays competitively for Warhorse 18U team. Between early morning practices, late night games, and weekend races, Gauge's drive and dedication never slow down- whether it's ice, asphalt, or anything in between.

Sponsors: Nana and Papa Coordes, SMC Customs inc. (Erick & Crystal McCarthy who have been amazing and supply our racing fuel!) Pit Crew: Auntie Candi, Auntie Heidi, Uncle Marshall, Uncle Timmy, Kim, Sandy and Jack .

While Gauge knew early that he topped the Qlispe standings it took until December before he learned he added another title, that of being named NHRA Division 6 Junior Lightning Champion. For that, Charles was honored Jan. 10 at the organization's banquet in Portland.

QLISPE RACEWAY JUNIOR LIGHTNING 2025 POINT LEADERS

Pos.	*Name*	*Hometown*	*Points*
1	Gauge Charles	Spokane, WA	307
2	Corban AllenBox	Athol, ID	259
3	Alek Smalley	Hayden, ID	209
4	Jacen Lake	Deer Park, WA	144
5	Kylie Busby	Spokane, WA	134

2025 LAND OF THE LEADERS NHRA DIV. 6 JR LIGHTNING POINTS

Pos.	*Name*	*Track*	*Pts.*
1	Gauge Charles	Qlispe	239
2	Tyler Kelly	Lewistown	195
3	Emerie Sanchez	Renegade	194
4	Hayden Colten	Bremerton	185
5	Benjamin Aure	Alaska Rcwy	183

WE'RE LOOKING FOR 2025 CHAMPS!

We're asking 2025 racetrack or racing organization champions to contact us to be featured in the NW Motorsports Report found each week in The Exchange classified paper. If you have won a track or racing group season points title in 2025 contact us by email: **nwmotorsportsreport@gmail.com** or via **text/phone 509-220-8018** and we'll tell you what we need to be featured in the largest print circulation publication in the Inland Northwest.

Ask us how we can help YOU!
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